

## ANNONCIADE - Duplex Penthouse 4/5 rooms

For sale

Co-exclusive

Price on request

|                                                |                                                                |
|------------------------------------------------|----------------------------------------------------------------|
| <i>Product type</i><br><b>Duplex</b>           | <i>Num rooms</i><br><b>4 rooms</b>                             |
| <i>Building</i><br><b>Annonciade</b>           | <i>District</i><br><b>La Rousse - Saint Roman</b>              |
| <i>Living area</i><br><b>250 m<sup>2</sup></b> | <i>Terrace area</i><br><b>135 m<sup>2</sup></b>                |
| <i>Total area</i><br><b>385 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>3</b>                                    |
| <i>Bathrooms</i><br><b>3</b>                   | <i>Parkings</i><br><b>2</b>                                    |
| <i>Cellars</i><br><b>2</b>                     | <i>Floor</i><br><b>33+34</b>                                   |
| <i>Annual costs</i><br><b>13 000 €</b>         | <i>Condition</i><br><b>To refresh</b>                          |
| <i>Release date</i><br><b>Available</b>        | <i>Ref.</i><br><b>ANNONCIADE - Penthouse Duplex 4/5 pièces</b> |

Exceptional, Duplex Penthouse located on the 33rd and 34th floors of a luxury residence with 24-hour concierge.

"L'Annonciade" has two separate entrances and is ideally located close to the centre, all shops and beaches.

This master apartment, corner and crossing, benefits from a triple exposure (South, East and North) offering panoramic sea and city views.

It is composed as follows:



[MonteCarlo-RealEstate.com](https://MonteCarlo-RealEstate.com)

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-On the 34th floor:

- A large entrance hall with a narrow wooden spiral staircase, leading to the lower floor, a small elevator, a cloakroom and a guest toilet
- Large double living room (+ 90m<sup>2</sup>) opening onto a spacious terrace in front, which goes around the apartment and joins the kitchen
- Large independent and equipped kitchen opening onto the said terrace at the back
- Cellar opening onto terrace, east side

-On the 33rd floor:

- Independent entrance opening onto a hallway with stairs and elevator
- Two en-suite bedrooms on the north side, with wall cupboards and full bathrooms, opening onto the rear terrace
- A very spacious master bedroom en suite, opening onto a terrace in front, with fitted dressing room, wall cupboard and full bathroom, opening onto a large terrace in front
- A pantry/laundry room opening onto the rear terrace.

2 car parks

2 cellars



